

SOCIETY OF ARCHITECTURAL HISTORIANS

1990 National Meeting

Boston, Massachusetts

SELF-GUIDED WALKING TOUR BACK BAY - BAY VILLAGE - THEATER DISTRICT

Tour notes provided by SAH New England Chapter

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 SELF-GUIDED WALKING TOUR

Park Square and immediate vicinity of Park Plaza Hotel

1. 64 Arlington St./20 Providence St. @ Columbus Ave.
 Park Plaza Hotel/Statler Office Building
 George B. Post , 1927
2. 75 Arlington St. between St. James & Stuart
 Paine Furniture Building
 Densmore & LeClear, 1914
 New entry @ 6 St. James
 Charles Hilgenhurst & Associates, 1980
3. 31 St. James between Arlington & Berkeley
 Park Square Building
 Densmore LeClear & Robbins, 1923
4. Boylston @ Arlington
 Heritage on the Garden (Residential condominiums & shops)
 TAC, 1988
5. 200 Boylston between Charles & Hadassah Way
 Four Seasons Hotel
 WZMH, 1982-85
6. 64 Eliot St. between Columbus Ave & Stuart St.
 Motor Mart Garage
 Ralph Harrington Doane, 1927
7. Park Square
 Transportation Building
 Goody Clancy & Associates, 1983
 Interior atrium with restaurants & shops
8. **Public Garden**
 Boylston-Arlington Beacon-Charles
 George F. Meacham, 1860
9. **Boston Common**
 Boylston, Charles, Beacon, Park, Tremont, 1634

Theatre District

10. 162 Boylston between Tremont & Charles
 Steinert Hall
 Winslow & Wetherell, 1896
11. 4 Boylston Place 1820 Tavern Club
 5-6 Boylston Place 1844
12. 106 Boylston between Boylston Place & Tremont
 Colonial Theater
 Clarence Blackall, Interiors by H.B. Pennell , 1889-1900
13. 80 Boylston @ Tremont
 Little Building (arcaded lobby)
 Blackall, Clapp, & Whittemore, 1916
14. 219 Tremont St. between Boylston & Stuart
 Majestic Theater
 John Galen Howard, 1901-3
15. 31 Stuart St. between Tremont & Washington
 Jacob Wirth's Restaurant
 Greenleaf C. Sanborn, 1844-5
 National Register of Historic Places
16. 246 Tremont @ Stuart
 Wilbur Theater
 Clarence Blackall, 1914
 National Register of Historic Places
17. 268 Tremont St., between Stuart & Warrenton
 Wang Center
 Blackall, Clapp, & Whittemore, 1923
 National Register of Historic Places
18. 265 Tremont St., between Stuart & Warrenton
 Shubert Theater
 Thomas James, 1910
 National Register of Historic Places
19. 76 Warrenton Street
 Charles Playhouse
 Asher Benjamin, 1838-9
 Renovated: Cambridge Seven 1957-66
 National Register of Historic Places

20. **Bay Village**

Immediately to the south of Park Square the neighborhood of small brick row houses now known as Bay Village was developed on filled land between 1816 and 1825. The filling of the adjacent Back Bay in the 1860's disturbed the drainage of Bay Village, and in 1868 all the streets and buildings in the 16 acre area were raised.

Few individual buildings stand out, but the streetscape, a flat and humble version of Beacon Hill, is coherent and charming. Church, Winchester Melrose, and Fayette are the main streets.

- 21. 100 Arlington @ Stuart
University of MA. Boston Downtown Center
Parker, Thomas, & Rice, 1927
- 22. 130 Columbus Ave @ Arlington
First Corps Cadets Armory
- 22. 130 Columbus Ave @ Arlington
First Corps Cadets Armory
William Gibbons Preston, 1891-7
National Register of Historic Places
- 23. 162 Columbus Ave
was Carter's Ink Factory
now Back Bay Raquet Club
T. M. Clark, 1886
Renovated: Payette & Associates 1979-80
- 24. 209 Columbus Ave. @ Berkeley
Hartwell & Richardson, 1890-2

- 25. 330 Stuart St. @ Berkeley
Salada Tea Co.
Densmore LeClear & Robbins, 1929
Relief sculpture @ entry
- 26. 175 Berkeley between Stuart & St. James
Liberty Mutual
Chester Lindsay Churchill, 1937
- 27. 200 Berkeley between Stuart & St. James
John Hancock Building
Cram & Ferguson, 1947
- 28. 200 Clarendon between St. James & Stuart
John Hancock Building
Parker Thomas & Rice, 1922
- 29. Clarendon between St. James & Stuart
John Hancock Tower
I. M. Pei & Partners, 1972-5

Back Bay

Between 1857 and the turn of the century 450 acres of new land was created on the Boston side of the Charles River tidal basin. Two hundred acres of this filled land constitutes the core of the Back Bay neighborhood, bounded on the north by the Charles River, on the east by the Public Garden, on the south by Boylston St. and on the west by Fenway Park.

As the land was filled from East to West, development was laid out according to a plan by Arthur Gilman in a grid pattern with, originally, 25 foot wide lots parcelled out along five main east-west streets. The Back Bay immediately became the most fashionable residential quarter in the city, with new public institutions finding sites in the Copley Square area.

All the major styles of 19th and early 20th century American architecture are represented, as are all the architects of note working in Boston during the period.

Boylston Street

Predominantly commercial, the buildings of Boylston St. are larger and more various in both size and quality than those of the other Back Bay streets. Between Clarendon and Dartmouth streets, Boylston St. forms the north side of Copley Square, originally the focus of several of Boston's cultural institutions and still the site of two great landmarks, Trinity Church and The Boston Public Library.

30. 330/334 Boylston @ Arlington
Shreve Crump & Low/ Arlington Building
William T. Aldrich (store renovation), 1930
31. 356 Boylston between Arlington & Berkeley
Women's Educational & Industrial Union
Parker Thomas & Rice, 1906
Restored: Shepley Bullfinch Richardson & Abbott, 1973
32. Arlington @ Boylston
Arlington Street Church
Arthur Gilman, 1860
National Register of Historic Places
33. 399 Boylston between Arlington & Berkeley
CBT, 1982-4
34. 419 Boylston between Arlington & Berkeley
Warren Chambers
Ball & Dabney, 1896
35. 420 Boylston @ Berkeley
Berkeley Building
Codman & Despradelle, 1905
Restored: Notter Finegold & Alexander, 1988
36. 234 Berkeley between Boylston & Newbury
Louis (Originally the Museum of Natural History)
William G. Preston, 1862
37. 501 Boylston between Berkeley & Clarendon
New England Life Headquarters
Cram & Ferguson, 1939-42
38. 222 Berkeley at Boylston
Two Hundred Twenty Two Berkeley
Under construction
Robert A. M. Stern
39. 500 Boylston
New England Life
Johnson & Burgee, 1989
40. Copley Square
Trinity Church
H.H. Richardson, 1872-7
Portico & Towers 1890's
National Historic Landmark
41. Copley Square Park
Dean, Abbott, Landscape Architects, 1989
42. St. James Ave. between Trinity Place & Dartmouth
Copley Plaza Hotel
Clarence Blackall & Henry Hardenburgh, 1910-12

43. Dartmouth between Boylston & Blagden
Copley Square
Boston Public Library
McKim Mead & White, 1887-95
National Register of Historic Places
Addition: Boylston St. @ Exeter
Philip Johnson, 1971-2
44. Boylston @ Dartmouth
New Old South Church
Cummings & Sears, 1874-5
Tower rebuilt 1941
National Historic Landmark
45. One Exeter Plaza
Boylston @ Exeter
Jung, Brannen, 1985
46. 800 Boylston between Fairfield & Gloucester
Prudential Center
Tower: Charles Luckman & Associates, 1959-65
47. 900 Boylston between Gloucester & Dalton
Hynes Auditorium
Hoyle Doran & Berry, 1963-5
Complete rebuilding: Kallmann McKinnell & Wood, 1989
48. 939 Boylston @ Hereford
Tennis & Raquet Club
Parker Thomas & Rice, 1904
49. 955 Boylston @ Hereford
Institute of Contemporary Art
Arthur Vinal, 1886
Renovated: Graham Gund & Associates, 1975
Open

Newbury Street

Originally residential, with several notable churches, Newbury St. has gone commercial but in most blocks kept its residential scale. Shops, galleries, & restaurants occupy the lower floors of some of the original 4 and 5 story houses. Office buildings of the 20's & 30's, several 19th century schools and apartment houses, a handful of large modern structures, and towards the western end old stables converted to shops, complete the scene.

50. 15 Arlington @ Newbury
Ritz Carlton
Strickland, Blodget & Law, 1927-1931
Condominium addition Arlington @ Commonwealth
Skidmore Owings & Merrill, 1981
51. 15 Newbury between Arlington & Berkeley
Emmanuel Episcopal Church
Alexander Estey, 1860-61
Enlarged: Frederick Allen 1899
Chapel: Allen & Collens 1920-4
52. 37 Newbury between Arlington & Berkeley
Knoll International (just closed)
Gwathmey, Siegel, 1980
53. 67 Newbury @ Berkeley
Church of the Covenant
Richard Upjohn Jr., 1867
National Register of Historic Places
54. 23 Clarendon @ Newbury
Trinity Church Rectory
H. H. Richardson, 1879
3rd floor added 1893
National Register of Historic Places
55. 109 Newbury @ Clarendon
Charles Cummings (own house), 1871
56. 277 Dartmouth @ 147 Newbury
J. Pickering Putnam (own house), 1878
57. 275 Dartmouth @ Newbury
Originally Hotel Victoria
J.L. Faxon, 1886
Now "The Copley" condos

58. 270 Dartmouth @ Newbury
Boston Art Club
William Ralph Emerson, 1884

59. 26 Exeter @ Newbury
was Exeter St. Theater
Hartwell & Richardson, 1884
Now Conran's

60. 201 Newbury @ Exeter
Originally Prince School
George A. Clough, 1875
Converted to condos and shops

61. Newbury between Hereford & Mass Ave
Former stables, now shops, 1875-

62. 320 Newbury @ Hereford
Boston Architectural Center
Ashley Meyer & Associates, 1963-6
Mural, Richard Haas 1977

63. 360 Newbury @ Mass Ave
Tower Records
Renovated: Frank Gehry, 1988

Commonwealth Avenue

The Grand Axis of the Back Bay, two hundred feet wide with a tree-lined park down the center, Commonwealth Ave takes after the boulevards of Paris with which it is contemporary. Five-story town houses are interspersed with more monumental mansions, club buildings, large apartment houses, and a Richardson church.

64. 12 Arlington @ Commonwealth Ave
Harbridge House
Arthur Gilman, 1859-60

65. 29 Commonwealth @ Berkeley
Haddon Hall
J. Pickering Putnam, 1894

66. 115 Commonwealth Ave between Clarendon & Dartmouth, 1876
117 Commonwealth Ave, 1876
121 Commonwealth Ave, 1872
Cummings & Sears

67. 123-5 Commonwealth between Clarendon & Dartmouth
William G. Preston, 1872

68. Commonwealth @ Clarendon
First Baptist Church
H. H. Richardson, 1870-2
National Register of Historic Places

69. 152 Commonwealth @ Dartmouth
Chilton Club
Peabody & Stearns, 1870

70. 306 Dartmouth @ Commonwealth
Ames-Webster House
Peabody & Stearns, 1872
Addition: John Sturgis 1882
Restored: CBT, 1969
Offices

71. 160 Commonwealth @ Dartmouth
The Vendome
Corner Building: William G. Preston, 1871
Main Building: Ober & Rand, 1881
Renovated: Stahl, Bennett 1971-5

72. 178 Commonwealth between Dartmouth & Exeter
Charles Atwood, 1883

73. 25 Exeter @ Commonwealth
Peabody & Stearns, 1882

74. 195 Commonwealth @ Exeter
J. Pickering Putnam, 1881

75. 199 Commonwealth between Exeter & Fairfield
St. Botolph Club
McKim Mead & White, 1890

76. 211 Commonwealth between Exeter & Fairfield
Mason House
Rotch & Tilden, 1883
Music Room added 1897

77. 217 Commonwealth between Exeter & Fairfield
Algonquin Club
McKim Mead & White, 1887
78. 21 Fairfield @ Commonwealth
W. Whitney Lewis, 1881
Based on Trinity Church Rectory end elevation
79. 270 Commonwealth between Fairfield & Gloucester
Hotel Tuileries
Dunham & McKay, 1896
80. 20 Gloucester @ Commonwealth
Charles Francis Adams House
Peabody & Stearns, 1886
81. 287 Commonwealth between Gloucester & Hereford
Now International Institute
Rotch & Tilden, 1892
82. 303 Commonwealth Ave between Gloucester & Hereford
McKim Mead & White, 1895
83. 32 Hereford @ Commonwealth
John Andrew House
Now MIT fraternity house
McKim Mead & White, 1884-8
84. 40 Hereford @ Commonwealth
Once Miss Farmer's School of Cookery now condos
Shaw & Hunnewell, 1886
85. 314 Hereford @ Commonwealth
Was Burrage Mansion, now Boston Evening Clinic
Charles Brigham, 1889
Glass-roofed conservatory on Hereford St. side
86. 355 Commonwealth @ Mass Ave
Ames Mansion
Carl Fehmer, 1882
Now offices
87. 374 Commonwealth just beyond Mass Ave
Harvard Club
Parker Thomas & Rice, 1912

Marlborough Street

Of relatively modest pretensions and little traffic, Marlborough Street, a tree-lined avenue of town houses (now divided) is the least changed of the Back Bay's main streets.

88. 53 Marlborough @ Berkeley
French Library
1867
open
89. 299 Berkeley @ Marlborough
First Lutheran Church
Pietro Belluschi, 1959
90. Marlborough @ Berkeley
First & Second Church
Ware & Van Brunt, 1867
Burned & rebuilt
Paul Rudolph, 1971
91. 164 Marlborough @ Dartmouth
Crowninshield House
H. H. Richardson, 1870
National Register of Historic Places
92. 191 Marlborough between Dartmouth & Exeter
Carl Fehmer, 1881
93. 196 Marlborough @ Exeter
W. Whitney Lewis, 1886
94. 225-39 Marlborough between Exeter & Fairfield
Louis Weissbein, 1873-4

Beacon Street

A busy connection between downtown Boston & the western suburbs, Beacon St. as it passes through Back Bay, is lined with dignified town houses once occupied by Boston's most prominent families and now occupied by institutions or divided into apartments. Modern apartment buildings have replaced some of the original houses.

95. 1, 2, 3 Arlington Street @ Beacon
Attributed: Gridley Fox Bryant, 1861
96. 137 Beacon between Arlington & Berkeley
Gibson House
Edward Cabot, 1860
Museum: Headquarters of the Victorian Society, New England Chapter
97. 118 Beacon between Arlington & Berkeley
Little & Browne, 1907
98. 150 Beacon between Berkeley & Clarendon
Fuller House
Now Emerson College Abbott Library
Alexander Wadsworth Longfellow, 1904
Open
99. 170 Beacon between Berkeley & Clarendon
E. H. Gay House
Now Goethe Institute
Ogden Codman, 1900
Open
100. 266 Beacon between Dartmouth & Exeter
Shaw & Hunnewell, 1886
101. 270 Beacon between Dartmouth & Exeter
Richard Tucker, 1956
Apartment Building w/open piazza to river

102. 426-8 Beacon @ Hereford
now New England College of Optometry
Julius Schweinfurth, 1904
(also did 43 and 304 Commonwealth Ave.)
103. 448 Beacon @ Hereford
Andrews & Jacques, 1889
104. Beacon @ Mass Ave
Church Court
Mt. Vernon Church
Walker & Kimball, 1891
Burned, condominiums built among ruins
Graham Gund Associates 1983
Carol Johnson Associates, Landscape Architects
105. 83 Beacon @ Mass. Ave
Hotel Cambridge
Willard T. Sears, 1898
(also did The Marlborough- 416 Marlborough)

SOURCES

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DOWNTOWN BOSTON

Scale - One Inch Equals About 1/4 Mile

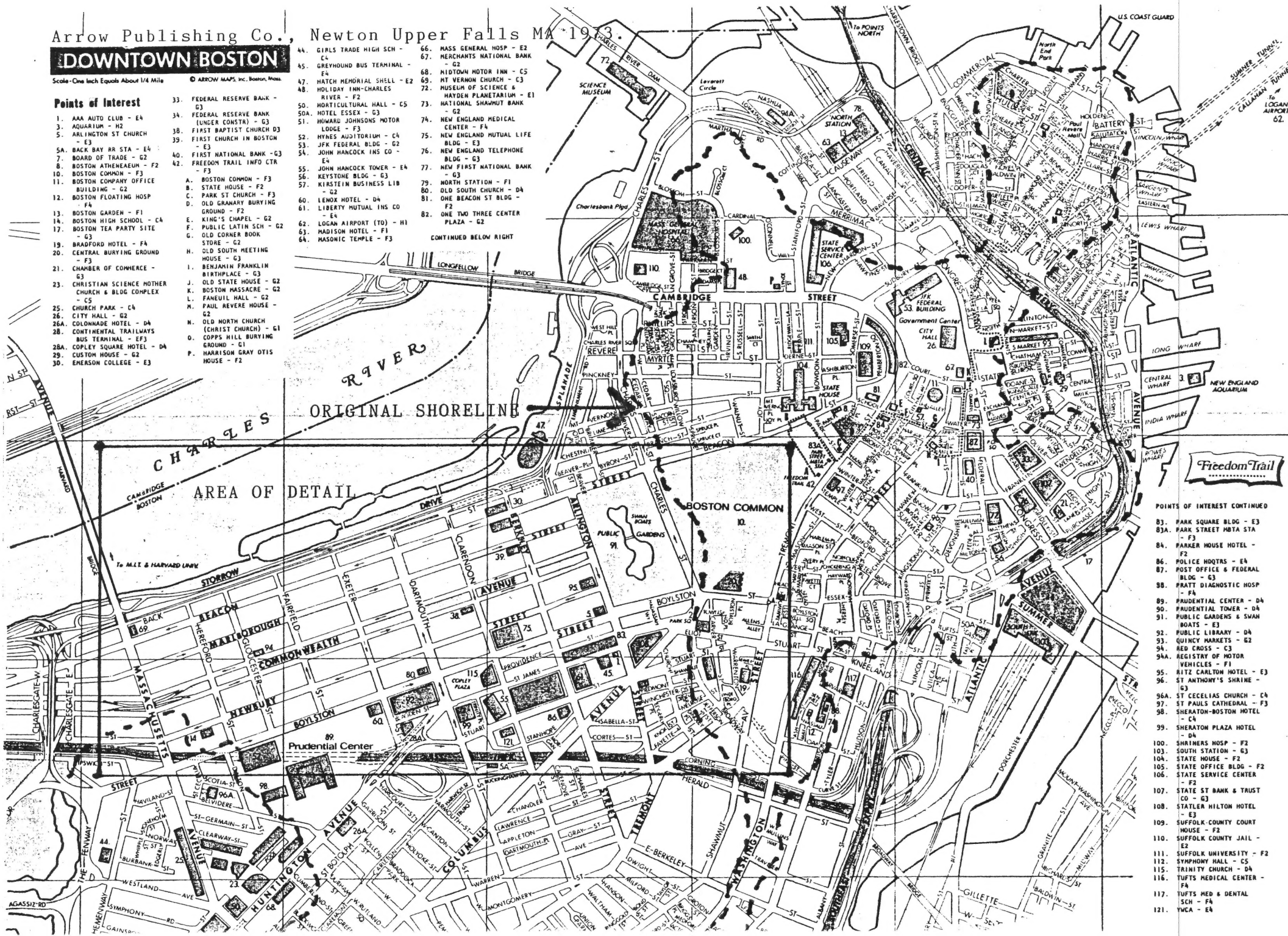
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Points of Interest

1. AAA AUTO CLUB - E4
2. AQUARIUM - H2
3. ARLINGTON ST CHURCH - E3
4. BACK BAY RR STA - E4
5. BOARD OF TRADE - G2
6. BOSTON ATHENEUM - F2
7. BOSTON COMMON - F3
8. BOSTON COMPANY OFFICE BUILDING - G2
9. BOSTON FLOATING HOSP - F4
10. BOSTON GARDEN - F1
11. BOSTON HIGH SCHOOL - C4
12. BOSTON TEA PARTY SITE - G3
13. BRADFORD HOTEL - F4
14. CENTRAL BURYING GROUND - F3
15. CHAMBER OF COMMERCE - G3
16. CHRISTIAN SCIENCE MOTHER CHURCH & BLDG COMPLEX - C5
17. CHURCH PARK - C4
18. CITY HALL - G2
19. COLONADE HOTEL - D4
20. CONVENTUAL TRAILWAYS BUS TERMINAL - E3
21. COPLEY SQUARE HOTEL - D4
22. CUSTOM HOUSE - G2
23. EMERSON COLLEGE - E3
24. FEDERAL RESERVE BANK - G3
25. FEDERAL RESERVE BANK (UNDER CONST) - G3
26. FIRST BAPTIST CHURCH D3
27. FIRST CHURCH IN BOSTON - E3
28. FIRST NATIONAL BANK - G3
29. FREEDOM TRAIL INFO CTR - F3
30. A. BOSTON COMMON - F3
31. B. STATE HOUSE - F2
32. C. PARK ST CHURCH - F3
33. D. OLD GRANARY BURYING GROUND - F2
34. E. KING'S CHAPEL - G2
35. F. PUBLIC LATIN SCH - G2
36. G. OLD CORNER BOOK STORE - G2
37. H. OLD SOUTH MEETING HOUSE - G3
38. I. BENJAMIN FRANKLIN BIRTHPLACE - G3
39. J. OLD STATE HOUSE - G2
40. K. BOSTON MASSACRE - G2
41. L. FANEUIL HALL - G2
42. M. PAUL REVERE HOUSE - G2
43. N. OLD NORTH CHURCH (CHRIST CHURCH) - G1
44. O. COPPS HILL BURYING GROUND - G1
45. P. HARRISON GRAY OTIS HOUSE - F2

46. GIRLS TRADE HIGH SCH - E4
47. GREYHOUND BUS TERMINAL - E4
48. HATCH MEMORIAL SHELL - E2
49. HOLIDAY INN-CHARLES RIVER - F2
50. HORTICULTURAL HALL - C5
51. HOWARD JOHNSONS MOTOR LODGE - F3
52. HYMES AUDITORIUM - C4
53. JFK FEDERAL BLDG - G2
54. JOHN HANCOCK INS CO - E4
55. JOHN HANCOCK TOWER - E4
56. KEYSTONE BLDG - G3
57. KIRSTEIN BUSINESS LIB - G2
58. LENOX HOTEL - D4
59. LIBERTY MUTUAL INS CO - E4
60. LOGAN AIRPORT (TO) - H1
61. MADISON HOTEL - F1
62. MASONIC TEMPLE - F3
63. MASS GENERAL HOSP - E2
64. MERCHANTS NATIONAL BANK - G2
65. MIDTOWN MOTOR INN - C5
66. MT VERNON CHURCH - C3
67. MUSEUM OF SCIENCE - HAYDEN PLANETARIUM - E1
68. NATIONAL SHAWMUT BANK - G2
69. NEW ENGLAND MEDICAL CENTER - F4
70. NEW ENGLAND MUTUAL LIFE BLDG - E3
71. NEW ENGLAND TELEPHONE BLDG - G3
72. NEW FIRST NATIONAL BANK - G3
73. NORTH STATION - F1
74. OLD SOUTH CHURCH - D4
75. ONE BEACON ST BLDG - F2
76. ONE TWO THREE CENTER PLAZA - G2

CONTINUED BELOW RIGHT



Freedom Trail

POINTS OF INTEREST CONTINUED

83. PARK SQUARE BLDG - E3
84. PARK STREET MTA STA - F3
85. PARKER HOUSE HOTEL - F2
86. POLICE HQ/TS - E4
87. POST OFFICE & FEDERAL BLDG - G3
88. PRATT DIAGNOSTIC HOSP - F4
89. PRUDENTIAL CENTER - D4
90. PRUDENTIAL TOWER - D4
91. PUBLIC GARDENS & SWAN BOATS - E3
92. PUBLIC LIBRARY - D4
93. QUINCY MARKETS - G2
94. RED CROSS - C3
95. REGISTRY OF MOTOR VEHICLES - F1
96. RITZ CARLTON HOTEL - E3
97. ST ANTHONY'S SHRINE - G3
98. ST CECELIA'S CHURCH - C4
99. ST PAULS CATHEDRAL - F3
100. SUERATION-BOSTON HOTEL - C4
101. SHERATON PLAZA HOTEL - D4
102. SHRIENERS HOSP - F2
103. SOUTH STATION - G3
104. STATE HOUSE - F2
105. STATE OFFICE BLDG - F2
106. STATE SERVICE CENTER - F2
107. STATE ST BANK & TRUST CO - G3
108. STATLER HILTON HOTEL - E3
109. SUFFOLK COUNTY COURT HOUSE - F2
110. SUFFOLK COUNTY JAIL - E2
111. SUFFOLK UNIVERSITY - F2
112. SYMPHONY HALL - C5
113. TRINITY CHURCH - D4
114. TUFTS MEDICAL CENTER - F4
115. TUFTS MED & DENTAL SCH - F4
116. YWCA - E4